

FOR LEASE

PORT NEWARK INDUSTRIAL SPACE

309-337 Avenue P Front
Newark, NJ 07105



PROPERTY SUMMARY

Situated 2 miles from Port Newark Container Terminal and 2.3 miles from the Port of Elizabeth, 309 Avenue P offers unrivaled geographic advantages. Port Newark, located in Newark, New Jersey, is one of the busiest ports in the United States and serves as a major hub for international trade and commerce. Given its strategic location near New York City and its access to major transportation networks, the industrial real estate market in Port Newark has historically been significant. 309 Avenue P benefits from access to major highways including I- 95 and route 78, as well as extensive rail and airport connections.

Offering Rent Rate **\$27,500/Acre/MO NNN**

Op Ex. **\$4,000/MO**

Building Sq Ft **15,000**

Acreage **3.28 Industrial Outdoor Storage**

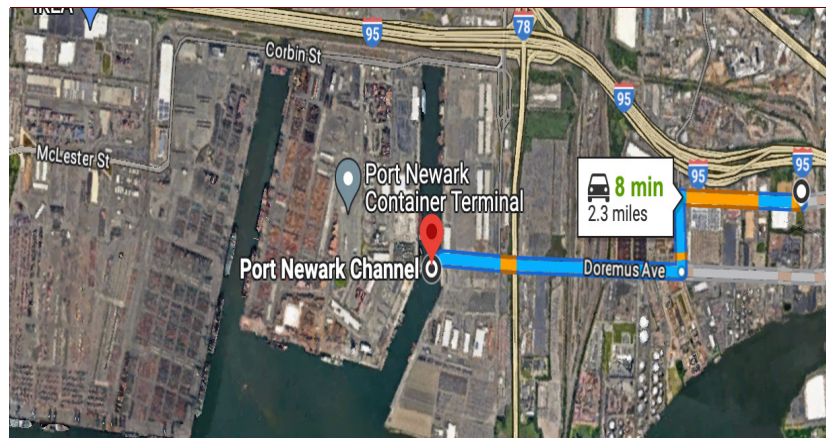
County **Essex, NJ**

Zoning **I-3 Heavy Industrial Zoning**

Available **June 1, 2024**

PROPERTY HIGHLIGHTS

- 3.28 Acres Industrial Outdoor Storage
- 15,000 square foot truck repair facility
- 4 truck height drive-in bay doors
- Approx. 2 Miles from Port Newark Container Terminal
- Approx. 2.3 Miles from Port Elizabeth
- 2,000 Volt 480 Amp Electrical Service
- Zoning permits Outdoor Storage, Manufacturing (Heavy/Light), Truck Terminal, Truck Parking, Commercial/Industrial Truck/Bus Wash, Warehouse Distribution, Power Generation Facilities and more



Frank Peterpaul

Vice President

C. 908-672-9285

fpeterpaul@gmail.com

Anthony Peterpaul

Vice President

C. 908-472-5860

antpeterpaul@gmail.com



**Apollo
Development
and Land Corporation**

**Apollo Development &
Land Corp.**

572 Market Street
Newark, NJ 07105

Office: 973-589-0055
apollodevcorp.com